



## Homerton Road, London, , E9 5FA

**£2,550 PCM**

Elms Estates are pleased to offer a luxurious two bedroom, located on the ever-so-popular, riverside development, Matchmakers Wharf, in Homerton, available 31st October.

Sky Apartments is accessed via a secure entry system managed by a 24-hour concierge. Positioned on the thirteenth floor, this flat is comprised of two double bedrooms, one of which has an ensuite, a separate three-piece family bathroom, and an open plan kitchen / reception area which boasts access to a balcony overlooking the incredible London skyline. With a south-facing view, you can guarantee that the property will flood with natural light from the morning, to the evening.

Local amenities are easily accessible. A supermarket located right on your front doorstep is perfect for your general needs while the Leyton Mills Retail Park is only a short walk for your bulky shopping. Transport links are also within walking distance. Its only a 15-minute walk to the closest station, Homerton Overground Station, which gives you access to Stratford, Hackney Downs (interchangeable for Liverpool Street) and Northernly part of London. Local bus routes are also a good option for those looking to travel a bit more East to Leyton / Stratford or North into Islington. Hackney Marshes is only a stroll down to acres of greenery to explore and if you're feeling more adventurous, the Queen Elizabeth Olympic park is across the field for even more space to wander about in.

If that's not enough, this property benefits from double glazing throughout, access to a communal roof terrace, on-site gym, 24-concierge, and secure parking. Viewings for this property are highly recommended. Please get in touch with one our Expert Property Consultants to arrange a viewing. We wouldn't want you to miss out on this one!



**Reception / Kitchen**  
17'8" x 15'5" (5.4 x 4.7)

**Bedroom One**  
13'9" x 12'1" (4.2 x 3.7)

**En-Suite**

**Bedroom Two**  
14'1" x 10'9" (4.3 x 3.3)

**Bathroom**

**Balcony**

### Material Information

Deposit: £2,942.30

Length Of Tenancy: One Year

Council Tax Band: D



### Sky Apartments, Homerton Road, E9

Approx. Gross Internal Area 764 Sq Ft - 70.98 Sq M

Approx. Gross Balcony Area 94 Sq Ft - 8.73 Sq M



#### Thirteenth Floor

Floor Area 764 Sq Ft - 70.98 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 16/8/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	83
(81-80)	B		
(69-68)	C		
(55-66)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-66)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	